



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907- 235-3170

(f) 907-235-3145

Memorandum

TO: Ken Castner – Chairman – Public Safety Building Review Committee

FROM: Carey Meyer – Public Works Director

DATE: May 9, 2016

SUBJECT: **Procurement Method – Fire Station Upgrade Design/Build**

The Committee has requested we move forward with completion of improvements to the Fire Station. The Committee has shown interest in proceeding utilizing a design/build approach, with emphasis on local contractor involvement, and with work being initiated as soon as possible. Three options are available:

Issue a RFP – an RFP could be developed with criteria that would place emphasis on qualifications and the use of local contractors. This approach would “cast the widest net”. It would take 45 days to prepare a RFP, advertise, and receive proposals. Scoring of the proposals and obtaining Council approval to award could take at least another 30 days. Any significant work requiring materials not readily available could not proceed until after Labor Day.

Use Existing Term Contract – Public Works has six term contracts in place with firms that have design/build experience that could be utilized to contract for necessary design and construction services under the conditions established by the Committee. The selected firm could be under contract within 30 days. Some work could be accomplished late in the summer.

Use Existing GC/CM Contract with Stantec/Cornerstone – Through an amendment to the existing contract, the team involved in the design and preparation for the construction of the Public Safety Building could be utilized to complete the work under the conditions set forth by the Committee. This contract amendment could be executed within the next two weeks. Construction could be initiated on some work items mid-summer.

Recommendation

The Committee direct Public Works to utilize our existing contract with Stantec/Cornerstone to complete the proposed upgrade to the Fire Station.



Stantec Architecture Inc.
725 East Fireweed Lane Suite 200, Anchorage AK 99503-2245

May 5, 2016
File: 20468

Attention: Carey Meyer
City of Homer
491 E. Pioneer Avenue
Homer, AK 99603

Dear Carey,

Reference: Proposal for Volunteer Fire Department Renovation

Thank you for taking the time last week to bring Joe Jolley and myself up to date on your plans for the Homer Volunteer Fire Department. Stantec Architecture Inc. (Stantec) and Cornerstone General Contractors look forward to working with you and Chief Robert Painter to make this renovation a success.

We believe our assistance with this renovation would minimize the City's costs and time managing this work by streamlining the design/construction process under the same team that is currently working on the Public Safety Building in Homer.

Stantec and Cornerstone's collaborative approach to this project would also be sensitive to the community's expectations to use **only local hire/companies** for this renovation and Cornerstone's approach to bidding/procurement would be tailored to **local hire** accordingly.

SCOPE

This renovation will address the items listed in Chief Robert Painter's memorandum dated January 13, 2016. These items include the following:

- Replace all floor coverings, expand the second floor by approximately 1000 sq. ft., repaint the interior and exterior, replace floor slabs in bays 2 and 3 to improve drainage, complete the back paving and drainage control in the back parking lot and repave the front apron, install vehicle exhaust system in the apparatus bays, and remodel and upgrade the existing kitchen to a commercial kitchen.

PERSONNEL

We are proposing to use the following key personnel for this project:

Joe Jolley

Joe Jolley, President of Cornerstone and a lifelong Alaskan, is a leader in collaborative project delivery with an emphasis on rigorous Pre-construction Services including Cost Estimating, Scheduling, and Value Engineering. All of Joe's past projects include these services, and his many successful projects have resulted in unparalleled local expertise in construction planning and

Project Manager/Estimator

Design with community in mind

Doing business as:
Stantec Architecture and Engineering (NY)
Stantec Architecture P.C. (DC, MS, MO, NE)
For a list of our registered architects, please visit www.stantec.com/registeredarchitects



May 5, 2016
Carey Meyer
Page 2 of 4

Reference: Proposal for Volunteer Fire Department Renovation

execution. As Project Manager, Joe will oversee the work from start to finish with special emphasis on setting the project up for success during the design (pre-construction services) phase.

Jessica Cederberg, AIA, NCARB

Architect/Interior Architect

Jessica brings over 20 years of architectural experience to your project. She is a registered architect with a minor in interior architecture. Jessica integrates cultural arts in her projects to reinforce the sense of community and pride of place. She has also performed condition surveys of existing facilities. Jessica was the Project Manager and Architect for Ted Stevens Anchorage International Airport (ANC) Concourse C Flooring Renewal, Aircraft Rescue Firefighting Facility (ARFF) Gear Lockers, Gold Cache Bingo Exterior Renovation, Tundra Women's Coalition Domestic Violence Shelter, and Anchorage Stantec Relocation Tenant Improvement.

Dean Syta, PE

Civil Engineer

Dean has over 20 years of experience designing site work, utilities and drainage improvements statewide. He has been with Stantec since 1993 and is the lead engineer for the Stantec civil engineering department. He has designed numerous site developments, including public works projects including maintenance facilities and fire stations, parks, schools, housing, and commercial retail developments. Dean is familiar with the drainage and permitting requirements for City of Homer, and is readily available for this project.

Robert Koruna, PE, SE

Structural Engineer

Robert is a senior structural engineer at Stantec and has over 18 years of experience in design of buildings and other structures. He is well versed with all aspects of structural design including load development, seismic analysis, framing and foundation, and architectural coordination. Robert has been involved in many ARFF facilities including retrofits and new construction. He has also performed condition surveys of existing facilities. Retrofits include seismic and safety updates, new additions, and remodels. Representative projects include the following: Fairbanks International Airport ARFF Upgrade, Municipality of Anchorage (MOA) Fire Station 15 Tank Replacement, ANC ARFF Building Expansion and ANC ARFF Building Mezzanine.

Rebecca Carroll, PE

Mechanical Engineer

Rebecca brings over 12 years of mechanical design experience to your project, including providing design for mechanical system upgrades and replacements on a variety of facilities, including schools, universities, and office buildings. Rebecca's design and selected equipment will emphasize simple operation and ease of maintenance as well as consistency with any existing systems that are to remain. High efficiency equipment will be provided whenever practical to reduce energy usage. Rebecca also has extensive experience leading mechanical construction administration efforts to clarify and communicate the design to the construction team, to help ensure the installed systems meet the design expectations.



May 5, 2016
Carey Meyer
Page 3 of 4

Reference: Proposal for Volunteer Fire Department Renovation

Lucas Schneller, PE

Electrical Engineer

Lucas has more than 15 years of experience at Stantec working in Alaska. His past experience includes design of interior and exterior lighting and controls; power distribution; fire alarm, security access, and CCTV systems; telephone and data systems; and standby power generation. He has also performed condition surveys of existing facilities, energy efficiency audits and improvements, and construction administration. Lucas has experience working on several past fire station projects, including design of the Nome ARFF/Snow Removal and Equipment Building (SREB), Elmendorf Fire Station 2 renovations, Fairbanks North Star Borough (FNSB) North Star Fire Stations 3 and 5, and the Fairbanks International Airport ARFF condition assessment.

DESIGN SCHEDULE

Stantec and Cornerstone General Contractors propose the following schedule for this project:

Design	June 1 – 21, 2016
City of Homer Review	June 22 – 29, 2016
95% Construction Documents	June 30 – August 1, 2016
City of Homer Review	August 2 – 9, 2016
100% Construction Documents	August 10 – 19, 2016

APPROACH TO BIDDING/PROCUREMENT WITH LOCAL HIRE

Cornerstone prides itself on developing strategic bid packages that logically group the work based on local insight, the sequence of construction, and opportunities for project acceleration that attract best value. Our bid packages include strict criteria that further qualify competing parties as we work toward assembling a project team that is talented and capable, yet competitive in price. With the City's input, we will explore options for the bidding strategy, bidding schedule, and resulting Construction Plan, which will be developed for approval prior to initiating **only local hire** and/or subcontractor solicitation.

CLOSING

Our team is intentionally well-balanced to serve the exact needs of the City of Homer and the Fire Department. We appreciate that both parties have high expectations, and we will strive to exceed them every day. We have the exact technical and professional experience required, and the energy and enthusiasm that project owners and users should expect from an effective partner in the design and construction process.



May 5, 2016
Carey Meyer
Page 4 of 4

Reference: Proposal for Volunteer Fire Department Renovation

On behalf of Stantec and Cornerstone, thank you for the opportunity to be considered for this important project.

Regards,

STANTEC ARCHITECTURE INC.

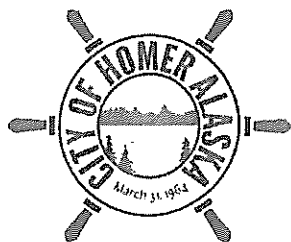
CORNERSTONE GENERAL CONTRACTORS


Jessica Cederberg
Associate
Phone: (907) 343-5253
Fax: (907) 258-4653
jessica.cederberg@stantec.com


Joe Jolley
President
Phone: (907) 561-1993
Fax: (907) 561-7899
JJolley@cornerstoneak.com

c. CN file

Attachment: 1/13/2016 Memorandum



City of Homer

www.cityofhomer-ak.gov

Volunteer Fire Department

604 East Pioneer Ave

Homer, Alaska 99603

fire@cityofhomer-ak.gov

(p) 907-235-3155

(f) 907-235-3157

Memorandum

TO: Homer City Council
THROUGH: Public Safety Building Committee
FROM: Robert Painter, Chief
DATE: January 13, 2016
SUBJECT: Option #3

During recent discussions within the Public Safety Building Committee, and City Council, it has become clear, at least to me, that the most viable option for construction of any new facilities for the Police and Fire Department will be that of a phased approach, as outlined by Option #3 presented at the last City Council meeting. This option, if selected and ultimately funded, will require that the Fire Department remain in its existing building for the foreseeable future. As such I would like to make some suggestions that will facilitate continued use and productivity from the existing structure for an additional 10-15 years, outside those items presented in the Stantec Proposal, most of which are nothing more than routine building maintenance items that should have already been addressed if not for the inability to allocate sufficient funds over the last 5 years to Fire Department Reserves.

Item 1: Replace all existing floor covering within the station.

With the exception of one office space, all of the flooring in the station is original to the construction in 1980 and is simply worn out.

Item 2: Expand the existing upstairs floor space by incorporating ideas from the original buildings architect, to raise the roof of the last 20 feet of the building to match the rest of the structure line. This would provide another 1,000 square feet of floor space that could be used as additional bunk rooms for live-in volunteers, and a small area for members to exercise and work out which would allow us to reclaim an office currently being used for that purpose.

Item 3: Repaint the entire station, interior and exterior.

The last time the building was completely repainted was 1995 with the remodel. The exterior wood siding has only been re-stained once since that time. The bay areas of the station require a special 2-part epoxy process (for longevity and durability) that only a few commercial painters are qualified to apply. There are also some walls in the bays that should be covered with some type of damage resistant product to deflect dents and scrapes from hose couplings etc.

Item 4: Replace the slab flooring in Bays 2 & 3 to improve draining and fill existing voids under that slab to strengthen the floor and to replace the undersized and easily clogged drains. This will improve the removal of moisture from the station, reducing the chance of rot.

Item 5: Complete the rear paving and drainage control in the rear parking lot, and repave the front apron.

The drainage of the rear of the station has always been problematic and only the first 15-20 feet of around the building is paved, leaving the back part of the parking lot mostly gravel, which continually gets tracked back into the station. In addition the front apron (paved pad) has multiple cracks and has sunken in several areas creating 3-4 inch lips when backing into the bays, especially at the east end of the building.

Item 6: Install vehicle exhaust system in the apparatus bays.

Vehicle emissions have long been recognized as potential carcinogens as well as containing carbon monoxide and other harmful gases. As no vehicle exhaust systems were incorporated into the original building, our only way of dealing with them is to leave the bays open when apparatus are moved in or out to passively remove the exhaust fumes. Obviously this is inefficient and costly, especially in the winter time. There are several methods available today that can be used to either capture exhaust at its source, or to filter the air of the exhaust on an as needed basis. The cost of one of these system range from \$40,000 to \$75,000, installed.

Item 7: Remodel the existing kitchen facilities.

With the exception of new appliance purchased in 1995 during the remodel, the kitchen has been untouched and is inefficient and worn out. Cabinets and drawers are falling apart, and the design is obsolete for what is essentially a small commercial kitchen.

Although cost estimates for each of these projects will need to be produced, I believe that in all likelihood they will come in near the nearly \$1 million allocated to fire department improvements in Option #3.

**Citizens Outreach Plan
Public Safety Building
Bond Initiative
October 4, 2016**

General Assumptions:

Purpose: Present facts that encourage voting "yes" for the \$12,000,000. bond to build a *** square foot police department/station facility.

Desired outcome: Voters approve the bond initiative October 4, 2016

\$5,000.00 budget

Developed and executed in house (no consultants)

Details:

Organization of outreach plan/program

Skills needed

Assignment of duties

Story board (s)

To design posters that illustrate renderings of the site and building and sufficient information depicting the needs for an up to-date police facility that will allow for growth and technical updates for nearly 30 years.

The cost of the project will be displayed with easy to calculate "how much will my property taxes increase" component

Supportive testimonies of community leaders

Located at police department lobby; fire hall lobby; city council lobby; library;

PSA's

Five (5) thirty second (30) public service announcements crafted to be aired on local radio stations beginning with the need for the facility identified; followed with the cost and finally followed with encourage voting to support. All would have contact information for more details.

Foot soldiers

Recruit 10 community leaders to take the message to the service clubs, boards and commissions; coffee table; etc. Train the leaders and outfit them with materials describing the project. Develop a job description; possible leaders list; schedule for their duties.

Letters requesting presentation dates for service clubs

Identify list of service clubs and contact information

Display Ads:

Design two different newspaper ads to run prior to election; one after election.

Task Force Updates at council meetings.

Design a series of messages that keep the public informed as well as council.

Establish a list of speakers (task force members) schedule

August, September

Budget

Develop the ordinance to satisfy state regulations and request funding of council

Acquire cost for display ads; PSA's; story board material prints; handouts etc.

Prepare a budget

Election Calendar
October 4, 2016
Public Safety Building Bond Initiative
Public Outreach Plan

May 1 (E-157)

May 11 (E-146) Review, adjust and approve calendar)
May 18 (E-139) Organization of outreach team; develop budget; assign tasks
May 25 (E-132) Review, adjust and approve ordinance to council requesting funds
 Review, adjust and approve resolution to council for place on ballot
 Agendize for council meeting of June 13
 Second reading of ordinance June 27
 Request 30 minute workshop with council July or August

June 1 (E-126)

June 1 (E-126) Presentation from bond counsel to task force; develop task force updates
 for city council meetings.

June 13 (E-113) Present drawings (renderings) and cost estimate to Council; outreach plan

June 29 (E-97) Develop and approve job description for advocates for the project
 Identify possible community leaders ; assign contacts

 Identify and approve information in voter pamphlet

July 1 (E-96)

July 6 (E-90) Develop and approve letters requesting presentation time with service clubs.
 Identify contact information .
 Send out by July 15.

July 20 (E-76) Develop and approve PSA's and schedule
 Approve schedule and assign speakers to service clubs
 Letter requesting "coffee table" date KBBI
 Information on city website updated weekly

August 1 (E-65)

Presentations to service clubs, organizations. Schedule to be determined.

September 1 (E-34)

to be determined

Service Club presentations

Presentations to all boards and commissions

Point of View article

Editorial

September 28-29 (E-6)

Display ads in papers

Letters to editor

October 1 (E-4)

October 1-4

PSA's

October 12-13

Thank you ad in papers